



Pacific Meat Co.  
Alias: NW Cast Metal  
Products, Inc.  
2701 N. NEWARK  
PORTLAND, OR 97217  
MUSTNOMAH CO.



POTENTIAL HAZARDOUS WASTE SITE  
SITE IDENTIFICATION

I. IDENTIFICATION

01 STATE 02 SITE NUMBER  
OR 050185750

II. SITE NAME AND LOCATION

01 SITE NAME (Legal, common, or descriptive name of site)  
Pacific Meat Company

02 STREET, ROUTE NO., OR SPECIFIC LOCATION IDENTIFIER  
2701 Newark Street

03 CITY  
Portland

04 STATE 05 ZIP CODE 06 COUNTY 07 COUNTY CODE 08 CONG DIST  
OR 97217 Multnomah 051 03

09 DIRECTIONS TO SITE (Starting from nearest public road)  
South on I5 to the West Bound Columbia Blvd. Exit. Follow North Columbia Blvd (northwest) to R. Burrage Ave. Turn right onto Burrage Ave, travel North to North Newark Street and turn right onto Newark Street. This site is near this intersection on the left side (North) of the road.

III. RESPONSIBLE PARTIES

01 OWNER (If known)  
Pacific Western Bank

02 STREET (Business, residential, mailing)  
P.O. Box 22352

03 CITY  
Milwaukie

04 STATE 05 ZIP CODE 06 TELEPHONE NUMBER  
OR 97222 (503) 653-3375 Douglas H. Leeding Sr. V-P

07 OPERATOR (If known and different from owner)  
Inactive Site

08 STREET (Business, residential, mailing)

09 CITY

10 STATE 11 ZIP CODE 12 TELEPHONE NUMBER  
( )

13 TYPE OF OWNERSHIP (Check one)  
☐ A. PRIVATE ☐ B. FEDERAL: (Agency name)  
☒ F. OTHER: Bank (Specify)  
☐ C. STATE ☐ D. COUNTY ☐ E. MUNICIPAL  
☐ G. UNKNOWN

IV. HOW IDENTIFIED

01 DATE IDENTIFIED  
9 / 30 / 85  
MONTH DAY YEAR

02 IDENTIFIED BY (Check all that apply)  
☐ A. CITIZEN COMPLAINT ☐ B. INDUSTRY ☐ C. STATE/LOCAL GOVERNMENT ☐ D. AERIAL RECONNAISSANCE  
☐ E. RCRA INSPECTION ☐ F. SURFACE IMPOUNDMENT ASSESSMENT ☐ G. OTHER EPA IDENTIFICATION  
☒ H. OTHER Bank (Specify) Bank working w/DOE

V. SITE CHARACTERIZATION

01 TYPE OF SITE (Check all that apply)  
☐ A. STORAGE ☐ B. TREATMENT ☐ C. DISPOSAL ☐ D. UNAUTHORIZED DUMPING ☒ E. OTHER Spills from a salvage operation (Specify)

02 SUMMARY OF KNOWN PROBLEMS (Provide narrative description)

Pacific Meat Company operated the plant at this location for 57 years. The plant burned once and was rebuilt. Salvage operations were conducted at this site from approximately 1979-1981 by Mr. Pete Haney and another person. The salvage operations involved recovering gold from circuit boards, copper from electrical transformers and capacitors and much more. Mr. Haney also accumulated military surplus paints on the site.

03 SUMMARY OF ALLEGED OR POTENTIAL PROBLEMS (Provide narrative description)

Some drums containing materials are in poor condition or are leaking. Approximately 2,895 gallons of military surplus paints are stored in one building on the site. One sample of epoxy paint had a flash point of 103°F. There have been spills of oil contaminated with PCB's on the site. The most obvious potential problem from the site would be the potential contamination of the Columbia Slough and the fire hazard from the paints that are currently stored on the site.

VI. INFORMATION AVAILABLE FROM

01 CONTACT  
Chuck Clinton

02 OF (Agency/Organization)  
Dept. of Environmental Quality DEQ

03 TELEPHONE NUMBER  
(503) 229-6955

04 PREPARED BY  
Sherry Evans-Carmichael

05 AGENCY  
EPA

06 ORGANIZATION  
000

07 TELEPHONE NUMBER  
(503) 221-3250

08 DATE  
9 / 30 / 85  
MONTH DAY YEAR

\*\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R004-GETALL 10/02/85 11:50 PAGE 1\*  
ACCT. NUMBER R-65524-6240 L/C 001 REQUEST BY

NONOOPR ACCT

NAME PACIFIC WESTERN BANK

PROP 2701 N NEWARK ST

PORTLAND, OREGON

97217

YR-AG 83

BK/PG 1679/0849

STATUS

MAIL P O BOX 22085

1986/87 TO BE REAP FOR JAN 1, 1991

MILWAUKIE, OREGON

97222

YR APPR 85

VCHR # ACTION 841668

MAP 2127

CENSUS TRACT 000.00

VCHR # DIVISION 841668

L/C 001

DIV

DIVISION 052484

LEGAL DESCRIPTION

HANEY, P O & EILEEN 14540087

ADD PENINSULAR ADD 4

LOT

BLOCK

TL 2 OF BLKS 618&2&B&C

LAND AND IMPROVEMENT CHARACTERISTICS

RATIO CODE 371 1 APPR DISTRICT

AREA

5.50 A

ZONING M1

CLASS

% IMP GOOD

NEIGHBORHOOD 180

USE INDUST

YR BUILT 1947

UNITS

STORIES 2.0

LIVING AREA

61,860

ARCH

CONS

\*\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R004-GETALL 10/02/85 11:50 PAGE 2\*

ACCT. NUMBER R-65524-6240

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PORTLAND, OREGON

97217

\*\*\*\*\* VALUE INFORMATION \*\*\*\*\*

TRUE CASH VALUE BEFORE EXEMPTIONS

YEAR	CHG-DATE	CD	LAND	IMPROVEMENTS	TOTAL
84/85	04/26/84	M	302,470	247,530	550,000
85/86	04/19/85	M	259,000	441,000	700,000

ASSESSED VALUES BEFORE EXEMPTIONS

YEAR	OOPR	SRZ	LAND	IMPROVEMENTS	TOTAL
84/85		96.0	290,370	237,620	527,990
85/86		100.0	259,000	441,000	700,000

RECEIVED

OCT 07 1985

OREGON OPERATIONS OFFICE  
EPA-REGION 10

\*\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R004-GETALL 10/02/85 11:50 PAGE 3\*  
 ACCT. NUMBER R-65524-6240 L/C 001 REQUEST BY

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PROP 2701 N NEWARK ST  
 PORTLAND, OREGON

97217

EXEMPTIONS						
YEAR	TYPE	DESCRIPTION	LAND	IMPROVEMENTS	TOTAL	
ASSESSED EXEMPTIONS						
YEAR	COFR	SRZ	LAND	IMPROVEMENTS	TOTAL	
TAXABLE VALUE (LESS ABOVE EXEMPTIONS)						
YEAR			LAND	IMPROVEMENTS	TOTAL	
84/85			290,370	237,620	527,990	
85/86			259,000	441,000	700,000	

***** TAX INFORMATION ***** INTEREST TO 10/15/85						
YEAR	-----TAXES DUE-----		-----TAXES LEVIED-----		TAXABLE VALUE	RATE
84/85	0.00	BAL	12,967.44	001	527,990	24.56
	0.00	INT	12,967.44	TOTAL		
	0.00	TOTAL				

TRANSACTIONS						
YEAR	DESCRIPTION	DATE	RECEIPT BATCH	TRAN AMT	CREDIT/DEBIT	INT/DISC
84/85	TAX LEVIED	09/28/84	TAXEXT AW64	12,967.44	12,967.44	0.00 D

\*\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R004-GETALL 10/02/85 11:50 PAGE 4  
 ACCT. NUMBER R-65524-6240 L/C 001 REQUEST BY

NONOOPR ACCT

NAME PACIFIC WESTERN BANK

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 PORTLAND, OREGON

97217

TRANSACTIONS						
YEAR	DESCRIPTION	DATE	RECEIPT BATCH	TRAN AMT	CREDIT/DEBIT	INT/DISC
84/85	PAYMENT	08/15/85	701209 0106	13,745.48	12,967.44-	778.04 I



MORTGAGE BANKING GROUP  
P.O. Box 22352  
Milwaukie, OR 97222  
503/653-3375

September 24, 1985

Ms. Janet Gilaspie  
Northwest Regional Office of the  
Department of Environmental Quality  
P.O. Box 1760  
Portland, Oregon 97207

Dept. of Environmental Quality  
**RECEIVED**  
SEP 30 1985  
NORTHWEST REGION

Re: 2701 Newark Street, Portland, Oregon

Dear Ms. Gilaspie:

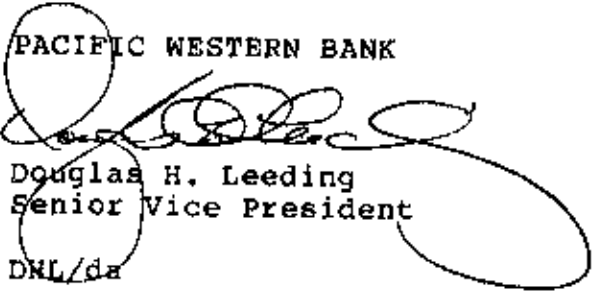
In April 1985 I contacted your office regarding the procedures and policies regarding the identification and potential clean-up of hazardous waste on the above-referenced property. Since that time we have worked with Crowley Environmental Services and Patrick H. Wicks, P.E. Consultants in hazardous waste management in Bellvue Washington to identify what, if any, hazards there may be and how that waste could be disposed.

Enclosed is a report prepared by Patrick H. Wicks, P.E. describing his investigation of the site, identification of certain materials and an action plan for the clean-up of those materials whose level of toxicity exceed an amount described by the Environmental Protection Agency.

We are anxious to clean up the entire site, including non-toxic waste, as soon as possible therefore we request your quick approval of the clean up plan. Should you have any questions please do not hesitate to call.

Cordially,

PACIFIC WESTERN BANK



Douglas H. Leeding  
Senior Vice President

DNL/da

cc: Patrick Wicks  
Kevin Sheehy

A PACWEST BANK

Dept of Environmental Quality

**R E C E I V E D**  
**SEP 30 1985**

EVALUATION OF POTENTIAL  
HAZARDOUS MATERIALS CONTAMINATION  
AND CLEANUP PLAN  
AT  
PACIFIC MEAT COMPANY  
PORTLAND, OREGON

NORTHWEST REGION

September 1985

Prepared for:

Pacific Western Bank  
P. O. Box 22352  
Milwaukie, Oregon 97222

Prepared by:

Patrick H. Wicks, P. E.  
2535 152nd. Avenue NE., Suite B-2  
Redmond, Washington 98052

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## 1 HISTORY AND FACILITY DESCRIPTION

The subject Pacific Meat Company site is located at the intersection of N. Barrage Avenue and N. Newark Street in Portland, Oregon as shown in Figure 1. Figure 2 shows the location of buildings, effluent settling ponds, other features of the facility and Columbia Slough.

Pacific Meat Company operated its plant at this location for 57 years, ending in 1978 or 1979 (1). The site was reportedly vacant land prior to that time. The plant burned once (date unknown) and was rebuilt.

Various salvage operations were conducted at this site during the approximate period of 1979 through 1981 by Mr. Pete Haney and another person (1),(2). These operations consisted generally of salvaging gold from circuit boards, lead from diving weights, silver from photographic film, aluminum from aircraft parts, and other materials from electrical transformers and capacitors, electrical motors and other machinery.

Gold was recovered from circuit boards by melting using propane as fuel. No chemicals were used in any of these or other salvage operations. Military surplus paints were acquired by Mr. Haney in one lot as from the Department of Defense, Ft. Lewis, Washington in 1980 or 1981. Some paint container labels confirm the source as being the Department of Defense, although most or all of the labels appear to indicate the origin being Naval operations.

Transformer oils were obtained from the Bonneville Power Administration. This oil was used as fuel for melting scrap aluminum. Transformer salvaging was also conducted by a Mr. Bruce Gregory at this location (2). The source of electrical transformers and capacitors handled at the site is unknown.

The Oregon Department of Environmental Quality (DEQ) was contacted in early 1985 by Mr. Doug Leeding (3) of Pacific Western Bank regarding possible contamination at this site.



## 2 DESCRIPTION OF SITE EVALUATION

### 2.1 Initial Reconnaissance and Sampling Plan

An initial reconnaissance of the site was conducted by P. Wicks, Mr. Verne Sutton of Pacific Western Bank and with Mr. Louis Ludu on June 18, 1985. During this tour, potential problem areas were noted and other information gathered relative to previous operations at the site, as discussed above.

Following the June 18 site visit, work was initiated on identifying the types of materials present and whether they constituted hazardous wastes. Determinations were made also of those materials that could not be identified. A sampling plan was then developed for unidentified materials and for site areas where spillage had occurred.

### 2.2 Inventory

On June 25, 1985, an inventory of all potentially hazardous materials and wastes at the site was conducted by Mr. Terry Petko. Several subsequent site visits were also made during which additional information of a similar nature was obtained. Information gathered during these site visits is summarized in Table 1 for non-paint materials and in Table 2 for paints.

To assist in identifying the composition and properties of the military surplus paints, Material Safety Data Sheets (MSDS) were requested from Puget Sound Naval Shipyard, the apparent origin of the paint wastes. MSDS or other data were received from the shipyard for most of the paint materials.

### 2.3 Sampling and Analysis

On May 22, 1985 Crowley Environmental Services collected 4 samples, 3 of asphalt in oil spill areas and 1 background soil. These samples were analyzed for total PCB's. A copy of the laboratory report for these samples is enclosed in the Appendix. The approximate location of these samples (C-1, C-2, C-3, and C-4) and the analytic results are shown in Table 1 and Figure 3.

During initial reconnaissance in June 1985, all areas of the site had been toured to determine those areas which had obvious contamination or spills. Only those areas which had such obvious contamination or spills were subjected to further sampling and analysis, as described below.

### 2.3.1 Phase 1

Phase 1 samples were collected July 26 and 29, 1985 and analyzed as follows:

1. At the transformer reclaim area (outside and east of the Tank House and Kill Building), three asphalt (S-1, S-2, S-3) and one background soil (S-4) samples were collected and analyzed for total PCB's. Also, eight samples (one per drum, A through H) were collected from 30- or 55-gallon drums of oil, oil and water or water for determination of total PCB's. Two of these eight samples were not analyzed since they were water without any oil or oil sheen. A third of these eight samples was misplaced by the laboratory and not analyzed.
2. West of the Sweco separators, one asphalt sample (S-5) and five samples (one per drum, I through M) from 55-gallon drums samples were collected. The asphalt sample and one of the drum samples were analyzed for total PCB's. The other drum samples were not analyzed since PCB contamination was not suspected after sampling was conducted.
3. Along the roadway north of the stock barn, three asphalt samples (S-6, S-7, S-8) and eight samples (one per drum, N through U) were collected from 30- or 55-gallon drums of oil, oil and water or water for determination of total PCB's.
4. Samples from inside buildings, as follows:
  - a. From a suspected cyanide spill.
  - b. One epoxy paint container in the west holding barn for flash point.
  - c. Three drums of oil under the shed roof area for total PCB.

Sampling of several other drums was attempted, but the containers could not be opened with available tools.

During inventory and sampling work performed in the west holding barn, it was observed that approximately 15% to 20% of the paint containers stored there were open, such that the paints had dried.

Sampling and analytic data are summarized in Table 1. Also, Figure 3 shows asphalt and soil sample locations and analytic results.

### 2.3.2 Phase 2

Phase 2 sampling (September 17 and 18, 1985) and analysis consists of

the following, also see Table 1:

1. Paints for which no reliable data (MSDS or similar data) were available were sampled and tested for flash point.
2. Oil, water/oil and water samples from drums inside the buildings, the sump beneath the building and the east settling pond were collected for total PCB analysis.
3. Samples of drums labeled as DMSO were collected for DMSO/volatile organics analysis.
4. Vials labeled as manganous sulfate and standard chloride solution were analyzed for labeled contents.

These samples are denoted as "\*\*\*SAMPLE" in Table 1 and "X" in Table 2, and were taken at this time to allow review of Phase 1 sample results, and review of paints MSDS data. Analytic data for Phase 2 samples are expected about October 10.

### 3 SUMMARY OF EVALUATION RESULTS

#### 3.1 Site Areas Which Appear Uncontaminated

An area east of the kill building and tank house showed evidence of recent filling. This was confirmed (2) as clean fill placed by Pacific Meat Company to level the ground surface in this area.

Recent excavations had been conducted in two locations along the Columbia Slough bank, but these were associated with maintenance of sewer lines for adjacent facilities (2).

An area along the Columbia Slough bank reportedly had been used for storage of some of the salvage materials. No visual contamination was apparent at this location. Accordingly, no samples from this area were collected.

A number of nonhazardous materials are present at the site. These are not addressed herein, since they do not present a hazard.

Within the various buildings at the site, no significant spillage was noted except a small amount in the basement under the locker rooms and office areas. This spillage was suspected possibly to be cyanide. It was sampled and tested for cyanide. No cyanide was detected in this

sample above the lower limit of detection of 0.1 ppm total cyanide. Solid materials spilled in this area are soda ash or borax (2). Some nonhazardous materials within the buildings which were initially suspected to possibly be hazardous are also listed in Table 1.

Three underground petroleum fuel tanks are present at the site. Information provided (1) concerning these tanks is summarized in Table 3.

TABLE 3

	GASOLINE	GASOLINE	FUEL OIL*
DATE TANK TAKEN OUT OF OPERATION	ca.1980	ca.1980	ca.1980
AGE OF TANK WHEN TAKEN OUT OF OPERATION	unknown	unknown	unknown
TANK SIZE, gallons	500	1000	3000
TYPE (assumed)	steel	steel	steel
LOCATION	@ gas pumps, west of shop	@ gas pumps, west of shop	under boiler room
MATERIALS LEFT IN TANK WHEN TAKEN OUT OF OPERATION	emptied	emptied	emptied

\* = Bunker C used initially, PS 300 black oil used later.

In accordance with Federal Resource Conservation and Recovery Act (RCRA) 1984 Amendments, this information (to the extent known) is to be reported to the designated State agency (probably will be DEQ) no later than May 1986.

### 3.2 Description of Hazardous Wastes and Contaminated Areas

Potentially hazardous materials present on the site and potentially contaminated areas are summarized in Table 1 for each area of the site. Various information is presented in Table 1, including the number of containers, container sizes, preliminary material identification, container condition, volume present, sample numbers, analysis parameters, analysis results, determination of whether the materials are

a hazardous (RCRA) waste or Federal Toxic Substances Control Act (TSCA) waste and the planned disposition or disposal of these materials. In addition, Table 1 includes a column indicating a mark placed on containers to designate that they are not to be removed during nonhazardous waste cleanup of the site.

### 3.2.1 Inside Buildings

Approximately 2,895 gallons of military surplus paints and related materials are stored in the west holding barn, as listed in Table 2. These materials are in 1-gallon and 5-gallon containers. During the July 1985 sampling, one sample of epoxy paint was collected for flash point testing. This sample had a 103 degrees F. flash point as reported in Table 1. The composition and flash point data for materials listed in Table 2 were obtained from material safety data sheets and other data provided by the Puget Sound Naval Shipyard. Those materials for which such data could not be provided by the shipyard were sampled on September 17, 1985 for flash point determination, as indicated in Table 2. It will be noted that most of the materials, 79% of the total, in Table 2 are classified as probable hazardous waste (YES and YES?) based on their flash point. Some 15% to 20% of these paints have dried such that these would not be classified as hazardous waste.

Three drums of oil under the shed roof area contained elevated levels of total PCB, 360 ppm to 530 ppm. These are classified as TSCA wastes since the PCB level exceeds 50 ppm.

### 3.2.2 Outside buildings

At the transformer reclaim area, samples of oil and water collected from drums present in this location indicated total PCB levels of 3 ppm to as high as 410 ppm, see Table 1. It should be noted that analytic results for oil and oil/water samples represent the total PCB content in the oil fraction of the samples. As indicated on Figure 3, samples of soil and asphalt collected from transformer reclaim area indicate total PCB levels of 5 ppm to 11 ppm, for the July 1985 samples. Results of the May 1985 samples indicated 7 and 30 ppm total PCB's. Samples of background soil east of this area were also analyzed for PCB's, resulting in levels of 1 ppm and 2 ppm (sample numbers C-1 and S-4, respectively).

West of the Sweco separators loading dock, spillage was also noted from several of five 55-gallon drums. A sample from one of these drums was analyzed for PCB's, and less than 1 ppm was found. Asphalt was also sampled in this spillage area and found to contain 2 ppm total PCB's. Field and laboratory evaluation of the material in these 5 drums indicates that it is not oil but rather a dark colored water-miscible material with a sweet odor. Obviously this material is not PCB contaminated oil.

In the roadway north of the stock barn, there are two oil spillage areas, as indicated on Figure 3. Analytic results for samples from drums of oil, oil and water, and water in this area indicate six of these drums contain oil or water or both at levels of less than 1 ppm up to 19 ppm total PCB's. Laboratory analysis for the other two drums in this area indicate very high levels of PCB, 62,000 and 43,000 ppm total PCB's. Samples of asphalt collected in these two areas, as shown on Figure 3, indicate the presence of 37 ppm to as high as 7400 ppm total PCB's.

Federal regulations require reporting of PCB spills in excess of 10 lb of total PCB's. It is uncertain whether this requirement would be applicable to this situation since the spillage likely occurred over an extended period of time and the quantity spilled cannot be accurately determined. Calculations of the amount spilled indicate a range of about 50 lb to less than 10 lb, depending on the assumptions used.

Surface storm water drains from several outside areas at the facility are routed to a concrete sump under the buildings. Water from this sump is pumped to the east settling pond. Samples (in Phase 2) from this sump and the east settling pond were collected to determine if PCB's are at a level of concern.

#### 4 CLEANUP PLAN

A number of alternate cleanup measures were considered in developing this plan, but will not be described herein. Rather, only a description of planned cleanup measures are presented below.

##### 4.1 PCB Contaminated Areas

The levels of PCB present at the two spill areas in the roadway north of the stock barn indicate that these areas should be cleaned. It is planned to accomplish this by excavation and removal of asphalt and soil where spillage is apparent. Excavation to several inches would probably remove PCB's sufficiently, but from a practical standpoint, excavation to approximately 12" is anticipated. The volume of excavated material is estimated at 800 cubic feet. Following excavation, one sample of underlying soil from each of these two areas will be collected for total PCB analysis. Results of these analyses will be reported to DEQ. The excavated material is intended to be disposed at the Arlington, Oregon hazardous waste site.

Disposal of drums of oil, water/oil and water stored on the roadway north of the stock barn will be as discussed below.

The other spillage areas at the site do not appear to warrant cleanup, since PCB levels are much lower than at the roadway north of the stock barn and only slightly above background concentrations.

#### 4.2 Other Cleanup Measures and Wastes

Other hazardous wastes to be removed during cleanup include those paints and related materials in the holding barns, other chemicals and wastes (including PCB-contaminated oil and oil/water) inside and outside the buildings which are designated as RCRA or TSCA wastes in Table 1. Most of the materials in Table 1 have been designated as being or not being RCRA or TSCA wastes. However, some materials in Table 1 have not yet been designated, pending Phase 2 laboratory analyses. When the laboratory results are available, these remaining designations can be completed.

Note that Table 1 also indicates the disposition of all waste materials, to the extent this has been determined to date. Disposal and disposition methods indicated in Table 1 include RCRA approved disposal or treatment, TSCA authorized disposal, oil recovery, sewer, sanitary landfill or metal recovery, and reuse. Prior to disposal of any RCRA waste, a waste generator notification form will be completed and submitted to DEQ. Some drums containing materials to be disposed are in poor condition or are leaking. Accordingly, during cleanup activities, the contents of these drums need to be transferred to sound drums prior to being moved.

Reuse of paints via surplus sales outlets and similar means was attempted but without success. As noted previously above, 15% to 20% of these paints have dried such that they would not be classified as hazardous waste. Accordingly, these dried paints can be segregated for disposal at a local sanitary landfill.

Removal of nonhazardous materials from the site may be undertaken separately and may be completed shortly.

5 FIGURES, TABLES & LABORATORY REPORTS